

WARRANTY DEED

ROY H. RIKARD and wife, MARGARET E. RIKARD
Grantors

TO

JIMMY DALE BLACKARD and JANET A. EVERETT
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, ROY H. RIKARD and wife, MARGARET E. RIKARD, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, JIMMY DALE BLACKARD and JANET A. EVERETT, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 3099, Section O, Southaven West Subdivision, situated in Section 23, Township 1 South, Range 8 West, as per plat recorded in Plat Book 5, Pages 12 and 13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1989.

WITNESS the signature of the Grantors this the 17th day of October, 1989.

Roy H. Rikard
ROY H. RIKARD

Margaret E. Rikard
MARGARET E. RIKARD

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named ROY H. RIKARD and wife, MARGARET E. RIKARD, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 17th day of October, 1989.

My Commission expires:
November 28, 1991

Martin C. Higgins
Notary Public

Grantors' Address & Phone:
Rt. 4, Box 358, Batesville, MS 38606
(HM) 563-1724 (WK) None

Grantees' Address & Phone:
7594 Rockingham, Southaven, MS 38671
(HM) 342-4672 (WK) 525-8257

STATE MS.-DESOTO CO. n.r.
FILED

OCT 19 2 17 PM '89

RECORDED 10-19-89
DEED BOOK 219
PAGE 635
W.E. DAVIS CH. CLK.